

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

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RPTT:

Recorded By: LB

Book- 295 Page- 0260



0147486

APN 001-112-19

APN _____

APN _____

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

 X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)


Signature _____ Title _____

DYLAN V. FREHNER, ESQ.

Print _____

5-11-15
Date

Grantees address and mail tax statement:

Lea Danelle Moore

305 Lago Circle, Apt #100

Melbourne, Florida 32904



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Case No.: PR-0303015

2015 MAY -8 PM 4:39

[Handwritten Signature]

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF LINCOLN

IN THE MATTER OF THE
ESTATE OF:

DANNY FLOYD MCKINLEY,
Deceased.

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

The verified Petition of Lea Danelle Moore to set aside the estate of DANNY FLOYD MCKINLEY, Decedent, came regularly for hearing this day. No person appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

1. All notices of the hearing have been duly given as required by law.
2. No letters of administration were issued.
3. DANNY FLOYD MCKINLEY, died on February 3, 2015, and, at the time of his death, was a resident of Pioche, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent left a valid Will dated September 2, 2008, naming the Petitioner, Lea Danelle More and her brother Beau William McKinley as heirs.
5. That Beau William McKinley has filed with the Court a Disclaimer of Interest in the estate, making Lea Danelle Moore the sole heir to the Estate.
5. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 · Facsimile (775) 949-9586



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IT IS HEREBY ORDERED that the estate of DANNY FLOYD MCKINLEY be set aside without administration;

IT IS FURTHER ORDERED that the real property of DANNY FLOYD MCKINLEY, described as APN 001-112-19, Pioche, Nevada, and further described as:

Lots 56, 57 and 58 in Block 26 of the Town of Pioche, as shown by map thereof on file in the Office of the County Recorder of Lincoln County, Nevada.

Is hereby conveyed to the Decedent's child, namely Lea Danelle McKinley, aka Lea Danelle Moore, as her sole and separate property.

IT IS FURTHER ORDERED that the real/personal property of DANNY FLOYD MCKINLEY, described as Bank of America, Account Number 5010 1848 7020, Is hereby transferred to the Decedent's daughter, namely Lea Danelle McKinley, aka Lea Danelle Moore, as her sole and separate property.

IT IS FURTHER ORDERED that the real/personal property of DANNY FLOYD MCKINLEY, described as Bank of America, Account Number 5010 1848 7033, Is hereby transferred to the Decedent's daughter, namely Lea Danelle McKinley, aka Lea Danelle Moore, as her sole and separate property.

DATED this 9th day of May 2015.

S/ Gary D. Fairman
DISTRICT COURT JUDGE

Respectfully Submitted:

DYLAN V. FREHNER, Esq.
P.O. Box 517
Pioche, Nevada 89043
Bar #9020

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5333 Facsimile (775) 549-9386



0147486

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05/11/2015
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COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Plack Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, This 21st day of May 2015

Clerk

Deputy Clerk

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested by
DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

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- 1. Assessor Parcel Number(s)
 - a. 001-112-19
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Per Court Order

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: _____

Signature *Dylan V. Frehner* Capacity: *Atty for Guaratee*

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Seventh Judicial District Ct

Address: P.O. Box 90

City: Pioche

State: Nevada Zip: 89043

Print Name: Lea Danelle Moore

Address: 305 Lago Circle, Apt #100

City: Melbourne

State: Florida Zip: 32904

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Dylan V. Frehner, Esq

Address: P.O. Box 517

City: Pioche

Escrow # n/a

State: NV Zip: 89043